



Somerville P3 Showcase

Capital and Innovation Infrastructure

Partners Healthcare
July 20, 2017

Mayor Joseph A. Curtatone
City of Somerville





City of Somerville

Public Private Partnership

www.somervillema.gov/p3

SomerVision – The City’s Master Plan



30,000 New Jobs as part of a responsible plan
to create opportunity for all Somerville workers and entrepreneurs



125 New Acres of Publicly-Accessible Open Space
as part of our realistic plan to provide high-quality and well-programmed community spaces



6,000 New Housing Units - 1,200 Permanently Affordable
as part of a sensitive plan to attract and retain Somerville’s best asset: its people.



50% of New Trips via Transit, Bike, or Walking
as part of an equitable plan for access and circulation to and through the City.



85% of New Development in Transformative Areas
as part of a predictable land use plan that protects neighborhood character

Purpose of the Showcase

1. Share capital program priorities with private sector stakeholders
2. Introduce projects and development opportunities for potential P3 delivery
3. Receive feedback from private sector attendees
4. Begin developing a roadmap to bring projects and initiatives forward
5. Conduct one-on-one informational meetings

Guiding Principles for Partnership

1. Government has an essential role to ensure infrastructure meets the needs of the community
2. Governments have an obligation to deliver infrastructure effectively and sustainably
3. P3 will not be right for every project, and matching the right project to the right delivery method is critical to success
4. Goals and incentives of the government and private sector must be aligned in order to achieve successful outcomes

Assembly Square

- Federal Realty Investment Trust
- 45 acre, mixed use development
- 5.7 million SF
 - 2.8 million SF office
 - 635,000 SF retail
 - 1,800 apartments
- \$15m new Orange Line station
- \$40m I-Cubed Financing for Infrastructure



Union Square



- Union Square Station Associates (US2)
- 15.5 acre, TOD with New MBTA Green Line (scheduled to open 2021)
- 2.3 million SF
- Union Square Station Associates (US2) public benefit contribution



Innovation Row

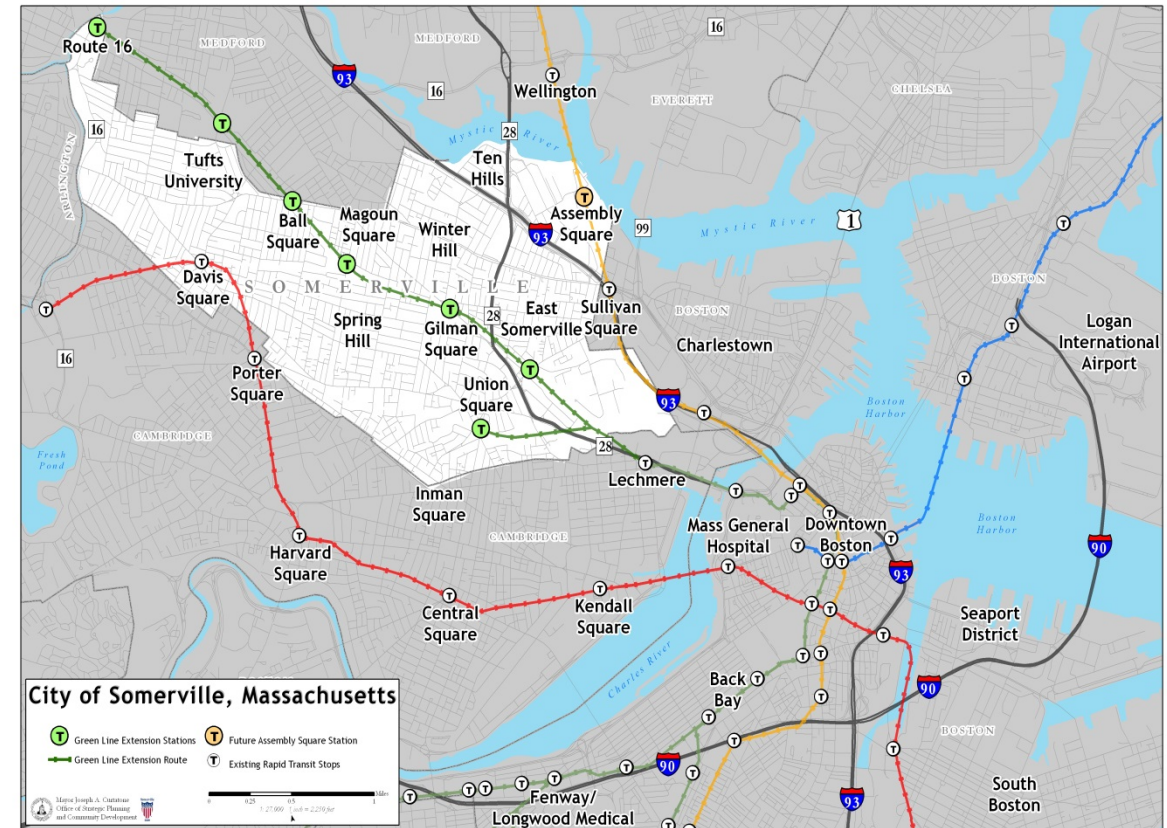
- Repositioning of Ames Safety Envelope Company to multi-tenant facility
 - Aeronaut Brewery
 - Brooklyn Boulders
 - Artisans' Asylum
- Greentown Labs is the largest cleantech incubator in the U.S.
- Currently home to 54 startups across 8 different cleantech sectors
 - Has incubated 120+ startups since inception
 - Collectively created 900+ jobs



Green Line Extension (GLX)



- \$2.3 billion, MassDOT Design-Build Project
- Commencing Summer 2018, Completion in Dec 2021
- Extend the MBTA Green Line beyond Lechmere through Somerville to Tufts University (7 total new stations)
- City Partnership: \$50 million capital contribution



Legal and Regulatory Frameworks

- Municipal P3 authority limited under Massachusetts law
 - M.G.L. Chapter 149, Sections 44A-J
 - M.G.L. Chapter 30, Section 39M
 - M.G.L. Chapter 30B
- Legal authority to contract using alternative delivery methods
 - M.G.L. Chapter 149A: Design-Build authority for public works projects; CM at Risk for building construction projects
 - Home Rule Amendment (Article 2, Section 8 of the Massachusetts Constitution): Special Act of the legislature

Legal and Regulatory Frameworks

- Home Rule Petition Procedure
- City Approval
 - Board of Aldermen & Mayor approve a vote requesting legislation in accordance with City Charter
 - Draft special legislation attached to the Petition
- Beacon Hill Approval
 - City Petition submitted to the General Court and referred to Joint Committee on Municipalities
 - Report of Committee subject to 2/3 vote in House and Senate
 - Governor's approval upon final enactment by General Court

Looking to Current Opportunities



Capital Infrastructure Panel

- Public Safety Complex
- Engine 3 Fire Station
- Waste Transfer Station Site
- Homans Building in Gilman Square
- City Hall Campus
- University Partnerships

Innovation Infrastructure Panel

- Smart City Technologies
- Sustainability & CleanTech
- District Energy
- Greentown Labs

Capital Infrastructure



Brad Rawson



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Public Safety Complex



- New Public Safety Complex to replace and double the size of the current facility
- Current site contains 110,000 SF of land
- A *possible* program could include:
 - Police Headquarters (78k)
 - Combined Dispatch or Regional 911 (12k)
 - Traffic & Parking Dept. (12k)
 - Engine 3 Fire Station (6k)
 - Fire Department—Admin Office (10k)
- Program potential: 118,000 SF

Capital Infrastructure

Public Safety Complex



Current Site



Example from San Francisco

Capital Infrastructure

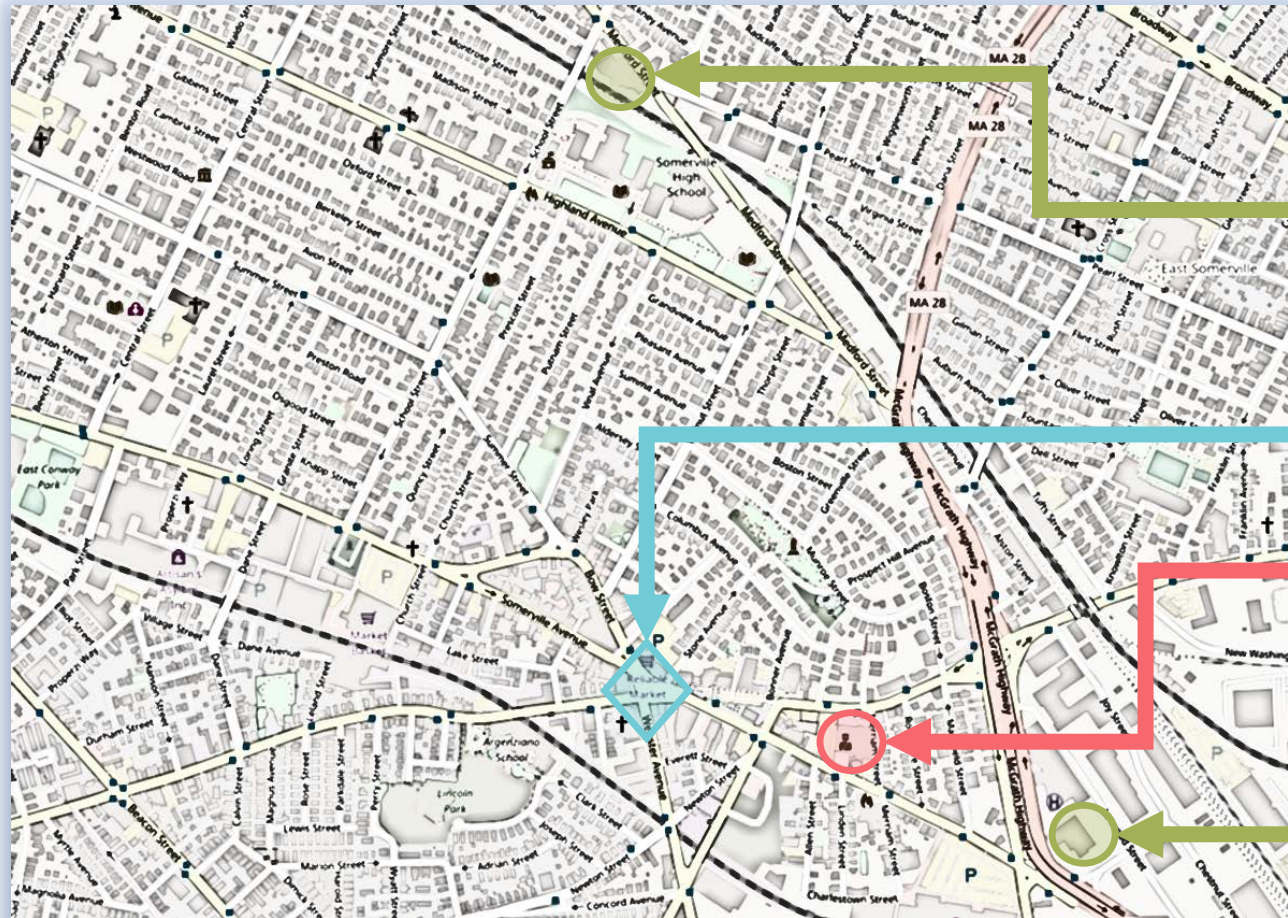
Engine 3 Fire Station

- Union Square needs a fire station in the area, which could be part of the Public Safety Complex, another project or its own project
- New 3/4-bay district fire station would replace the current Engine 3 Fire Station in Union Square
- 7,000 SF
- Co-location potential with Public Safety Complex



Capital Infrastructure

Public Safety Complex/Engine 3



**Potential city-owned site
(Homans Bldg.)**

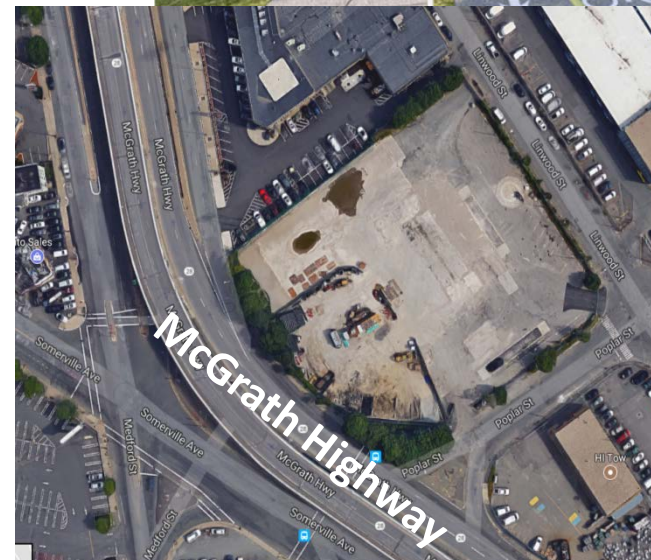
Union Square

**Existing public safety and
Engine 3 facility**

Potential city-owned site (WTS)

Waste Transfer Station Site

- Redevelopment of former waste transfer station and incinerator site contiguous to McGrath Highway
- 2.2 acre industrially zoned site
- Potential site for Public Safety/Engine 3 Fire Station or TOD mixed use development
- Co-location of storm water facility



Capital Infrastructure

Homans Building in Gilman Square



- Mid-scale TOD development opportunity located at Gilman Square Station and near City Hall Campus
- Possible air rights development opportunity
- Current site:
 - 1.4 acres
 - 4 abandoned buildings
 - 48,296 SF total
 - Business District A zoning
- Possible uses include targeted housing (including workforce, affordable and student), venture space, laboratory/R&D, office, retail, and parking

Capital Infrastructure

Homans Building in Gilman Square



Current Site & Gilman Square
Neighborhood Plan



Capital Infrastructure

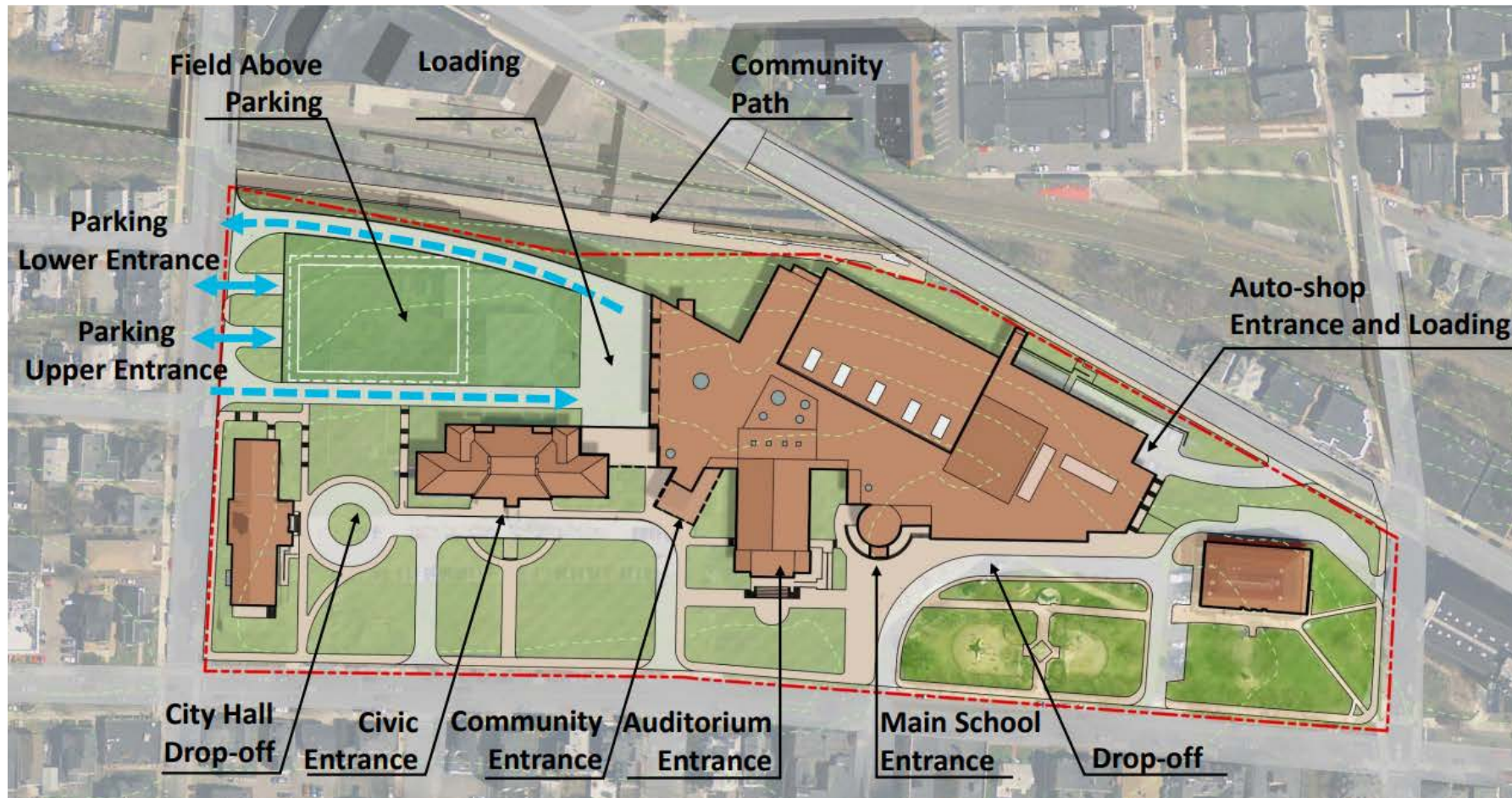
City Hall Campus



- Mid-scale TOD site located adjacent to Gilman Station and new Somerville High School (completion fall 2020)
- “1895 Building” adaptive reuse of 66,000 SF
- City Hall rehabilitation of 36,000 SF
- Potential scenarios:
 - City Hall rehabilitation
 - Move City Hall Annex to the 1895 Building
 - 1895 Building could become a complementary use for school (e.g., university partnerships)
 - Structured parking to support High School and renovated facilities

Capital Infrastructure

City Hall Campus



Plan for new High School

University Partnerships



- Tufts University is a private research university in Medford/Somerville and Boston
- Approx. half of main campus located is in Somerville
- Medical and dental schools are in downtown Boston
- Enrollment of approx. 10,600—split evenly between graduate and undergraduate
- 70 percent of undergraduates live on campus in 25 residence halls, served by two dining halls

Capital Infrastructure University Partnerships



University Partnerships



Campus Needs

- Student housing—particularly upperclassmen
 - Potential for third-party delivery model either on or off-campus
- Junior faculty housing
- Rehabilitation and maintenance of existing buildings
 - Improve energy performance
 - Improve accessibility
- Keeping classroom facilities up-to-date

PROJECT	Delivery Method	CONSIDERATIONS	SCHEDULE
Public Safety Complex	<ul style="list-style-type: none"> • Design-Build-Lease • Availability payment 	<ul style="list-style-type: none"> • Co-location possible with Engine 3 Fire Station • Alternative sites available 	<ul style="list-style-type: none"> • 9-12 months to RFP
Engine 3 Fire Station	<ul style="list-style-type: none"> • Design-Build-Lease • Availability payment 	<ul style="list-style-type: none"> • Co-location possible with Public Safety Complex • Proximity to Union Square 	<ul style="list-style-type: none"> • 9-12 months to RFP
Waste Transfer Station Site	<ul style="list-style-type: none"> • RFP for commercial development • Ground lease 	<ul style="list-style-type: none"> • McGrath Highway grounding • Possible site for Public Safety Complex/Engine 3 Fire Station 	<ul style="list-style-type: none"> • Contingent on Public Safety Complex siting
Homans Building in Gilman Square	<ul style="list-style-type: none"> • RFP for commercial development • Ground lease of Homans site 	<ul style="list-style-type: none"> • Targeted subsidy • MBTA air rights • Station co-development 	<ul style="list-style-type: none"> • 12-18 months to RFP
City Hall Campus	<ul style="list-style-type: none"> • RFP for commercial development • Ground lease 	<ul style="list-style-type: none"> • Institutional involvement • Scoping 	<ul style="list-style-type: none"> • High school construction underway • 12-18 months to RFP
University Partnerships	<ul style="list-style-type: none"> • Private Development Structure 	<ul style="list-style-type: none"> • Zoning relief for increased density • Academic institution sponsor desirable 	

Innovation Infrastructure



Brad Rawson



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Oliver Sellers-Garcia



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*Marketing Director,
Greentown Labs*

Smart City Technologies



- Somerville presents a diverse and dynamic urban mobility environmental
- Broad distribution of mode share
- Desire to build on the City's existing R&D project with Audi USA to explore emerging technology while promoting city goals
 - Mode shift away from private auto
 - Electrification of drivetrains
 - Connected transportation systems

Smart City Technologies



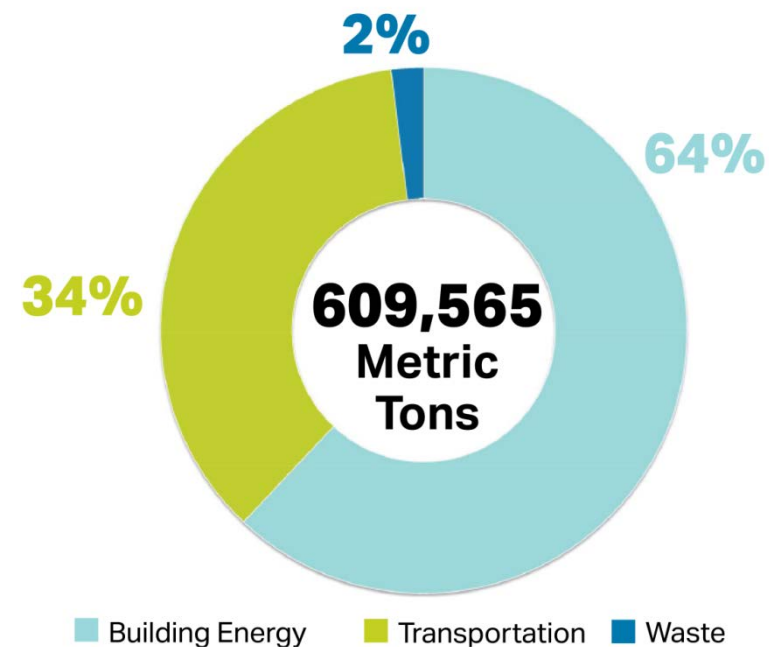
- Potential Delivery Structure
 - Expanded Research and Development Partnerships
 - A2X Systems and Infrastructure
 - R&D Center for Urban Mobility
 - City vehicle fleet electrification (capital leases)
- Considerations
 - Provide an opportunity for private sector to take R&D into implementation
 - Assist the City to address privacy concerns and develop municipal policies and standards for connected and automated mobility

Sustainability & CleanTech



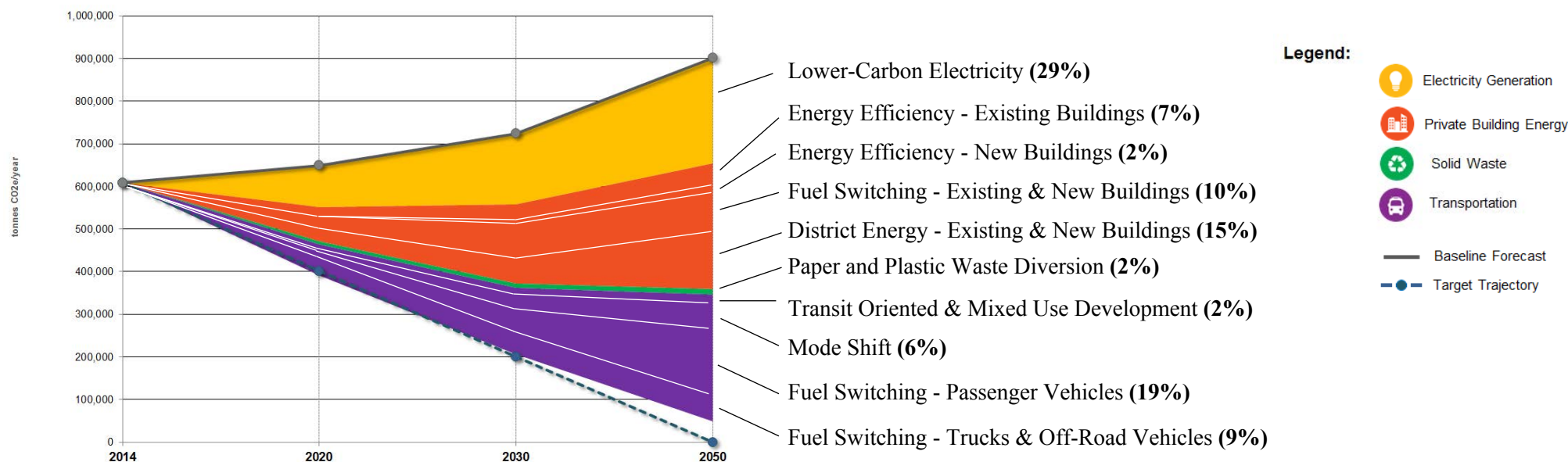
- Goal for carbon neutrality by 2050
- Municipal, commercial, and residential efficiency and zero-carbon energy needs
- Buildings and transportation sector will need transformative change
- Past initiatives
 - Citywide LED streetlight conversion
 - 19-building performance contract (2008)
 - Green Communities-funded ECMs (lighting, controls, EV charging)

Greenhouse Gas Emissions Profile



Innovation Infrastructure

Sustainability & CleanTech



Somerville's path toward carbon neutrality depends on 100% renewable electricity, fuel switching, and district energy.

Sustainability & CleanTech



Potential Projects

- Green retrofits and improved building performance management for existing municipal buildings
- Innovative clean energy systems on City facilities for City or Community benefit
- District energy applications
 - City Hall campus
 - Union Square
- Electrification of municipal city fleet
 - 300+ vehicles (including 6 Evs and 12 hybrids)
 - 11% of City emissions

Innovation Infrastructure

Cleantech: Greentown Labs Expansion



The Global Center for Cleantech Innovation

- Opening Fall 2017 at 444 Somerville Ave.
- Additional 58,000 sq. ft. to Greentown Labs existing facilities
- New Center will add:
 - 40,000 sq. ft. of lab space including a 1,500 sq. ft. Wet Lab
 - 50+ more startups to the community, creating 450+ jobs
 - 120 kW Solar PV on the roof; battery storage; EV & Hydrogen Charging station for small fleet of vehicles (to be shared with the community)
 - 200 bike parking spots
 - Major event space for community gatherings
 - Serve as a global hub for gathering cleantech entrepreneurs and leaders

Step 1: Capability Assessment

1(a) Identify internal resources in City Hall to lead P3 effort and address capability gaps

1(b) Identify other community stakeholders and project champions



Step 2: Project Identification and Feasibility Study

2(a) Retain technical and financial advisors

2(b) Define capital needs that may be suited to P3 model and define project scope

2(c) Conduct technical and financial assessments



Step 3: Procurement

3(a) Prepare and Issue RFQ and RFP for P3 Services

3(b) Select Private Partner and Execute P3 Agreement



Step 4: Project Delivery and Compliance

4(a) Close project financing

4(b) Assist Private Partner with design/construction execution

4(c) Work with Private Partner to implement management systems for funding and O&M



Somerville P3 Showcase

Capital and Innovation Infrastructure

THANK YOU

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